



For Sale, Land, Plot, Nicosia, Strovolos, Archangelos, 1,138m²

For Sale : **€ 1,000,000**

Description

High-Value Residential Plots in Archangelos – Strategic Investment for Modern Living

Whether you are looking to build a custom sanctuary for your family or a smart investor seeking a profitable residential project, these two adjoining building plots in the peaceful Archangelos neighborhood of Strovolos offer the perfect blank canvas. Buying land in this established and highly accessible area provides the ultimate freedom to bring your architectural vision to life, surrounded by a community that guarantees long-term value. This site is a high-value residential opportunity specifically suited for those who prioritize central connectivity and modern living in one of Nicosia's most active urban sectors.

Versatile Development and Yield Potential

Boasting a well-positioned surface in the desirable Ka6 residential zone, this property is offered as one unified parcel and is primed for immediate construction. With a 90% building density and 50% coverage ratio, the property offers fantastic versatility: it is ideally suited for a high-value development, ranging from a spacious detached family home with extensive grounds to a small-scale residential project for high-yield returns. The zoning allows for a balanced approach to urban living, providing a clear path for those looking to capitalize on the high demand for quality housing in a high-value residential hub.

Property Type: Two Adjoining Residential Plots

Location: Archangelos, Strovolos, Nicosia

Planning Zone: Ka6 (Residential)

Building Density: 90% (Balance between small development and high-value living)

Cover Factor: 50%

Infrastructure: Adjoining plots in a well-developed neighborhood with immediate access to all urban utilities

Neighborhood: Peaceful residential area with easy access to schools, shops, and parks

Legal Status: Title deeds available

Cyprus real estate investment: High-value potential in a central and growing residential hub

Location and Neighborhood Benefits

Location is the foundation of any great investment when you want to buy land in Nicosia. Situated in a premium pocket of Archangelos, these plots offer a rare balance of residential tranquility and extreme convenience. You are just a short drive from major healthcare, educational, and retail landmarks, making it an area highly attractive to both families and quality tenants. Enjoy the benefits of being in a well-connected district with seamless access to the city center and the primary motorway network.

Land for sale near Apollonion Private Hospital: Located within a 3-minute drive of one of the capital's leading private healthcare facilities.

K-Cineplex Strovolos: Situated just 1.5 km away, providing rapid access to the area's primary entertainment and cinema hub.

European University Cyprus: Reachable within a short 5-minute drive, ensuring proximity to a leading higher education institution.

Strovolos Town Hall: Positioned within a 4-minute drive, offering immediate access to the district's primary administrative and civic center.

Pedieios Linear Park: Located within a 4-minute drive, providing access to the city's most popular green trail and recreational space.

If you are searching for G&P Lazarou trusted properties with guaranteed potential, these adjoining residential plots in Strovolos are an unparalleled opportunity. Prime development land with this specific density and positioning in such a central location is a strategic acquisition that moves quickly.

Contact G&P Lazarou Estate Agents today to arrange a private consultation and discuss the possibilities for your next residential project. G & P Lazarou Estate Agents has been a leader in the Cyprus property market for over 3 decades of experience, offering unmatched expertise and a commitment to excellence.

Details

Property Type: **Land**

Status: **Available**

[Website](#)



Main Features

Property Subtype: **Plot**

Town Planning Zone: **Residential**

Area

Plot Area: **1,138m²**



Gallery

